





**SUBDIVISION RECORD PLAN NOTES - MARCH 21, 2019**

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS AND OTHER PAVEMENT CONSTRUCTED WITHIN THIS PROJECT SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS AND OTHER PAVED AREAS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THE PROPOSED DEVELOPMENT CONSISTS OF 76,692 SQ. FT. WAREHOUSE. PER LAND USE CODE 150 FROM THE 11TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 159 AVERAGE DAILY TRIPS. THE AREA WIDE STUDY FEE IS NOT WARRANTED AT THIS TRIP GENERATION LEVEL.

**EQUITABLE OWNER / DEVELOPER'S CERTIFICATION:**  
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL REPRESENTATIVE OF THE EQUITABLE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE PLAN SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.

*Gary Krupnick*  
 Managing Member  
 8/22/2022  
 GED S. MAIN DIST. LLC - C/O GARY KRUPNICK - MANAGING MEMBER DATE  
 687 OLD WILLETTS PATH - HAUPPAUGE, NY 11788  
 PHONE: 631-435-1818 E-MAIL: GPK33FLY@AOL.COM/STEVIANNEO@WEST-RAC.COM

**SITE DATA:**  
 PROPERTY OWNER: FED INVESTMENTS, LLC  
 13 BRIGHTON STREET  
 OCEAN VIEW, DE  
 JOEL FARR  
 (443) 250-0092  
 joelfarr82@gmail.com

DEED REFERENCE: DB 2484 - PG 147  
 PB 67 - PG 163  
 131-15.00-1.00

TAX MAP REFERENCE: STATE STRATEGIES INVESTMENT LEVEL  
 TRANSPORTATION IMPROVEMENT DISTRICT  
 HIGHWAY FUNCTIONAL CLASS/POSTED SPEED: PROJECT IS NOT LOCATED WITHIN A TID  
 US 13 - OTHER PRINCIPAL ARTERIAL - 55 MPH  
 US 13B (MAIN STREET) - MINOR ARTERIAL - 35 MPH  
 TOWN OF BRIDGEVILLE  
 C-1 (COMMERCIAL)  
 TOWN OF BRIDGEVILLE  
 SUSSEX COUNTY ENGINEERING DEPARTMENT

ZONING JURISDICTION: TOWN OF BRIDGEVILLE  
 CURRENT ZONING: C-1 (COMMERCIAL)  
 CENTRAL WATER PROVIDER: TOWN OF BRIDGEVILLE  
 CENTRAL SEWER PROVIDER: SUSSEX COUNTY ENGINEERING DEPARTMENT

BUILDING SETBACKS:  
 • FRONT: 10'  
 • SIDE: 10'  
 • REAR: 20'

EXISTING USE: AGRICULTURAL  
 EXISTING LOTS: 1  
 PROPOSED LOTS: 2

PROPOSED LOT/LAND USE: AREA  
 LOT 1 COMMERCIAL STORAGE (PODS): 5.828+ AC.  
 DELDOT DEDICATION (RIGHT-OF-WAY): 0.376+ AC.  
 RESIDUAL (VACANT): 7.520+ AC.  
 TOTAL SITE AREA 13.724+ AC.

HORIZONTAL CONTROL: NAD 83 DE STATE PLANE  
 VERTICAL CONTROL: NAVD 1988

DEVELOPER/APPLICANT: GED S. MAIN DIST. LLC  
 687 OLD WILLETTS PATH  
 HAUPPAUGE, NY 11788  
 GARY KRUPNICK/STEVIANNE OGNIBENE  
 gpk33fly@aol.com  
 stevianneowest-rac.com  
 (631) 435-1818

**MAIN STREET (U.S. 13B - SCR 005)**  
 HIGHWAY FUNCTIONAL CLASSIFICATION = MINOR ARTERIAL  
 POSTED SPEED LIMIT = 35 MPH (DESIGN SPEED = 40 MPH)  
 AADT = 5,585 (FROM 2021 DELDOT TRAFFIC SUMMARY)  
 10-YEAR PROJECTED AADT = 1.16 X AADT TRIPS = 6,479  
 10-YEAR PROJECTED AADT + SITE ADT = 6,638  
 TPG = TRAFFIC PATTERN GROUP = 2  
 DESIGN HOUR K FACTOR = 9.72%  
 DHV = DESIGN HOURLY VOLUME = AADT X K FACTOR = 645  
 DESIGN HOUR D-FACTOR = 56.67%  
 DDHV = DIRECTIONAL DESIGN HOURLY VOLUME = DHV X D-FACTOR = 366  
 TRUCK FACTOR = 8.62%  
 TRUCK AADT = AADT X TRUCK FACTOR = 572

50% TRUCKS AND BUSES X 159 TRIPS = 79 TRIPS DESIGN VEHICLE: SU-40 & WB-67

**DIRECTIONAL DISTRIBUTION:**  
 63% TO AND FROM SOUTH, 37% TO AND FROM NORTH

63% TO AND FROM SOUTH = 99 ADT / (49 ENTER/50 EXIT)  
 = 21 AM PEAK (16 ENTER/5 EXIT)  
 = 22 PM PEAK (6 ENTER/16 EXIT)

33% TO AND FROM NORTH = 60 ADT / (30 ENTER/30 EXIT)  
 = 12 AM PEAK (9 ENTER/3 EXIT)  
 = 14 PM PEAK (4 ENTER/10 EXIT)

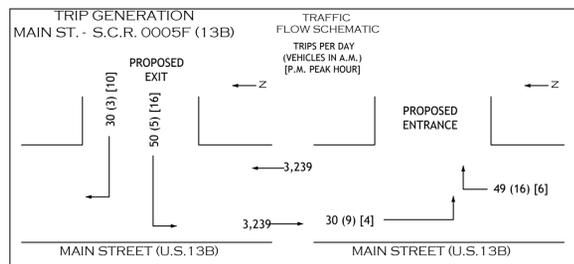
**MAIN STREET ACCESS DESIGN VOLUMES**  
 RIGHT-TURN ADT: = 49  
 LEFT-TURN PEAK HOUR VOLUME = 9

BUILDING USE	X UNITS	PARKING RATE	REQUIRED
STORAGE	74,592 sq. ft.	X * 0	0
OFFICE	2,100 SQ. FT.	X/200	11
TOTAL PARKING SPACES REQUIRED 11			
PARKING SPACES PROVIDED			
HANDICAP			1
DIAGONAL (10'x10')			12
PERPENDICULAR (10' X 20')			0
COMPACT			0
TOTAL PARKING SPACES PROVIDED 13			
LOADING SPACES REQUIRED 5			
LOADING SPACES PROVIDED 5			
ACCESSORY USE			
PHASE 1 OUTDOOR POD STORAGE		OUTDOOR (EMPTY) POD STORAGE	303
PHASE 2 OUTDOOR POD STORAGE		252	
BUILDING SPRINKLERS PROVIDED YES			
PROPOSED CONSTRUCTION TYPE STEEL FRAME/METAL SIDING			
CONSTRUCTION CLASS TYPE 2B			
MAXIMUM BUILDING HEIGHT 45'			
PROPOSED BUILDING HEIGHT 41.5'			

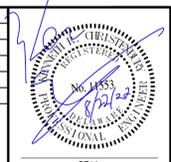
INDEPENDENT VARIABLE QUANTITY & UNITS	ITE CODE	11TH EDITION TRIP GENERATION LAND USE CLASSIFICATION
76,692 SQ. FT. WAREHOUSE	150	WAREHOUSE

ADT	AM PEAK			PM PEAK		
	IN	OUT	TOTAL	IN	OUT	TOTAL
159	79	80	33	25	8	36

REV	DESCRIPTION OF REVISION	DATE	BY	CHECKED BY
1	ADD LIMITS OF MILL AND OVERLAY	MAY 8/22/2022	KRC	
2	RESPONSE TO DELDOT COMMENTS	MAY 8/11/2022	KRC	
3	RESPONSE TO DELDOT COMMENTS	MAY 8/21/2022	KRC	
4	RESPONSE TO DELDOT COMMENTS	MAY 8/21/2022	KRC	



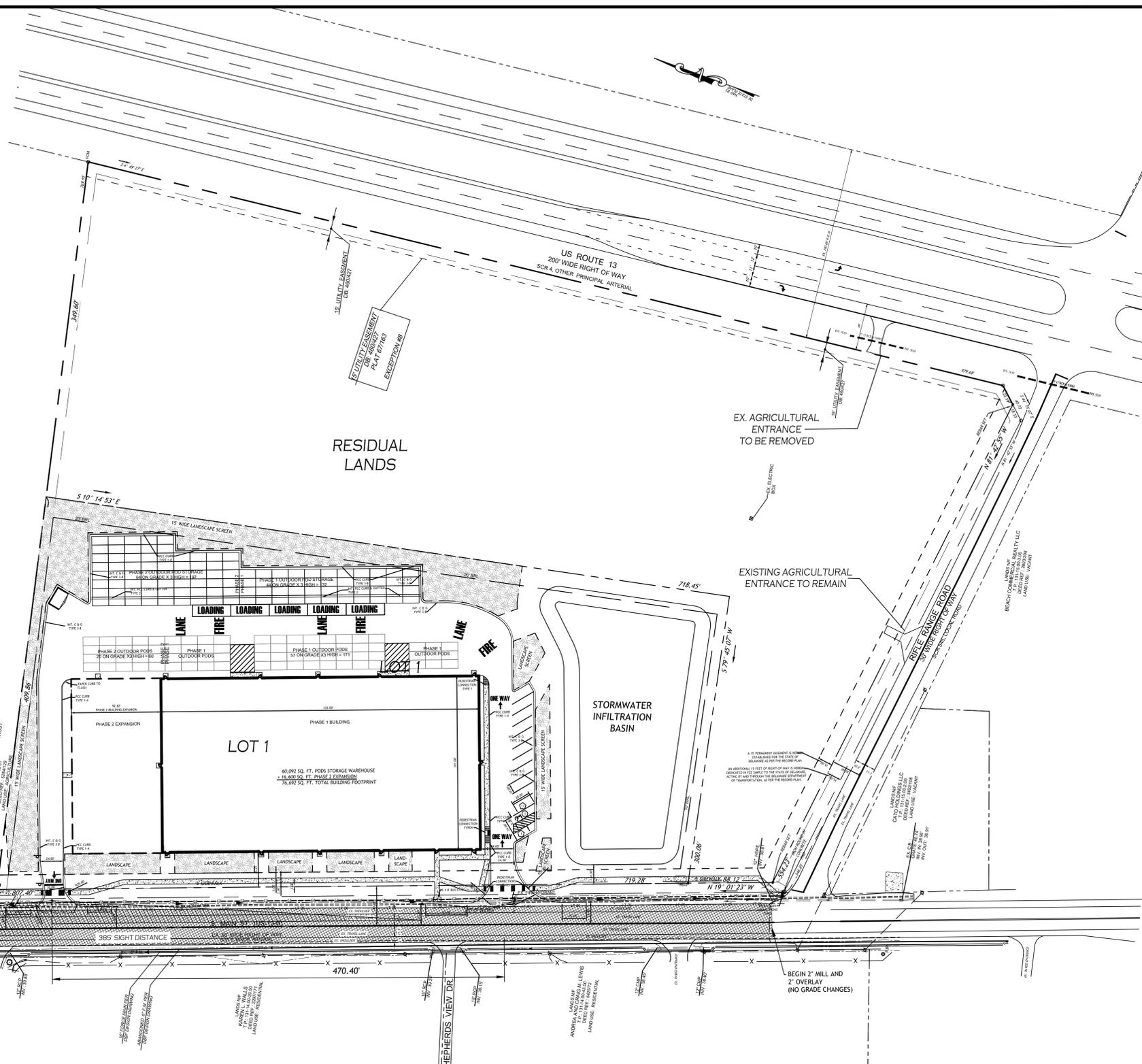
ENGINEER: KRC  
 DESIGNER: KRC  
 DRAFTER: MAV  
 CHECKED BY: KRC  
 DATE: 6/16/2022  
 TAX MAP: P/O 131-15.00-1.00



**AXIOM ENGINEERING L.L.C.**  
 18 CHESTNUT STREET  
 GEORGETOWN, DE 19947  
 (302) 855-0810  
 FAX: 855-0812  
 E-MAIL: AXIOM@AXENG.COM  
 WEB: WWW.AXENG.COM

**RECORD SITE PLAN**  
 RECORD PLAN FOR THE LANDS OF  
**GED S. MAIN DIST. LLC - PODS OF BRIDGEVILLE**  
 SCR 005 - SOUTH MAIN ST. - US-13B  
 TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0579-2201  
 DRAWING: RP-3  
 SHEET: 3 OF 3



THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREOF AND APPURTENANT.